

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: Songbird Homes Inc.
DATE: August 2, 2019
REQUESTED ACTION: Acceptance of Plat Recording – Wren Village Subdivision
FLD2018-00066
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Wren Village Subdivision
PLD2015-00030; FLD2018-00066

Project review: The application vested on August 31, 2015. A pre-application conference was held
September 25, 2014. Preliminary approval was issued on November 23, 2015. Final engineering
approval was granted October 24, 2018.

Zoning: R-12 Zoning District; **Lot Size:** The R-12 zone allows a density range between 8 and 12
units per acre. Based on a net site area of 2.76 acres, a minimum of 23 lots are required and a
maximum of 33 lots are required. The proposed 29 lots comply with the required density of the R-12
zone.

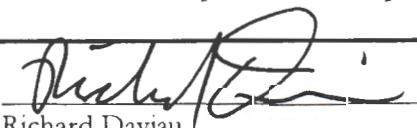
All lots in this plat are above the minimum of 2,800 square feet with no lots less than 40 feet
in width.


COMMUNITY OUTREACH

The proposed land division went through the standard land use review and approval process. Notice
of application was mailed to the applicant, the neighborhood association and property owners
located within 300 feet of the site on September 28, 2015.

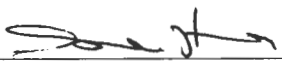
DISTRIBUTION:

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>


Richard Daviau
Planner
Community Development


Mitch Nickolds
Director
Community Development

Primary Staff Contact: Harriet Padmore Ext. 5071
Shana Lazzarini Ext. 4993

APPROVED: 
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 8-9-19

SR# _____



PLAT NOTES:

- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE DEMOLISHED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXISTING (8) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND (5) FEET ADJACENT TO THE PRIVATE STREET/UTILITY EASEMENT (SHEET NOTE 8) FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXISTING (8) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.300. DIRECT DRIVEWAY ACCESS TO NE 68TH AVENUE IS NOT ALLOWED.
- 15.00' SANITARY SEWER EASEMENT AND UTILITY EASEMENT GRANTED TO THE CITY OF VANCOUVER WITH THIS PLAT. 15.00' PUBLIC ACCESS EASEMENT GRANTED TO CLARK COUNTY WITH THIS PLAT.
- IN THE EVENT THAT ARCHAEOLOGICAL HISTORIC MATERIALS (E.G. BONES, SHELL, STONE TOOLS, BEADS, CERAMICS, OLD BOTTLES, HEARTHS, ETC.) ARE OBSERVED DURING PROJECT ACTIVITIES, ALL WORK IN THE IMMEDIATE VICINITY SHOULD STOP AND THE STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360-598-3065), THE COUNTY PLANNING OFFICE, AND THE AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. IF ANY HUMAN REMAINS ARE OBSERVED ALL WORK SHOULD CEASE AND THE IMMEDIATE AREA SECURED. LOCAL LAW ENFORCEMENT, THE COUNTY MEDICAL EXAMINER (360-397-8400), STATE PHYSICAL ANTHROPOLOGIST, DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360-598-3534), THE COUNTY PLANNING OFFICE, AND THE AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. COMPLIANCE WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGICAL RESOURCES (RCW 27.53, 27.44 AND WAC 25-48-48) AND HUMAN REMAINS (RCW 68.50) IS REQUIRED. FAILURE TO COMPLY WITH THESE REQUIREMENTS COULD CONSTITUTE A CLASS C FELONY.
- ROOF AND DRAIN SPACE DRAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED AS-BUILT PLANS, UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THESE STORM WATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE STORM WATER SYSTEM IS LOCATED.
- THE REQUIRED L1 AND L3 LANDSCAPE BUFFERS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CCC CHAPTER 40.300, THE SUBMITTED LANDSCAPE PLANS AND CONDITION A-5.
- NE 68TH COURT IS A 36.00' PRIVATE STREET AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 2,3,4,5,6,7 AND 8 TO BE MAINTAINED BY LOTS 2,3,4,5,6,7 AND 8 EQUALLY, WITH AN EASEMENT FOR INGRESS, EGRESS, MAINTENANCE AND INSPECTION FOR THE CITY OF VANCOUVER AND CLARK COUNTY, AND A SANITARY SEWER AND WATERLINE EASEMENT GRANTED TO THE CITY OF VANCOUVER WITH THIS PLAT.
- WATER METER EASEMENT GRANTED TO THE CITY OF VANCOUVER WITH THIS PLAT.

STANDARD UTILITY EASEMENT:

THE EASEMENTS SHOWN AND CALLED OUT RELATED TO CITY OF VANCOUVER WATER, SEWER, SURFACE WATER & TRANSPORTATION UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSE: CONSTRUCTING, INSTALLING, RECONSTRUCTING, ENLARGING, EXTENDING, REPAIRING, OPERATING AND MAINTAINING OF ALL PIPE LINES AND APPURTENANCES, AND PROVIDING NEW SERVICE TO USERS OF SUCH SERVICE AS AUTHORIZED AND PERMITTED BY THE CITY OF VANCOUVER. THE CITY OF VANCOUVER, GRANTEE HEREIN, AND ITS AGENTS AND CONTRACTORS WILL HAVE THE RIGHT TO ENTER UPON THE PREMISES FOR SUCH PURPOSES. THE GRANTEE(S), ITS EXECUTORS, AGENTS, ASSIGNS AND SUCCESSORS IN INTEREST AGREE AND COVENANT TO OBTAIN WRITTEN CONSENT FROM THE CITY OF VANCOUVER PRIOR TO ALLOWING THE CONSTRUCTION OF ANY IMPROVEMENTS OR PRIOR TO PLANTING TREES OR OTHER TYPES OF VEGETATION, UPON THE PERMANENT EASEMENT AREA DESCRIBED AND SHOWN HEREIN.



MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC.
A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-03-18.

- SURVEY REFERENCES:**
- HIGHLAND PARK BOOK 7 PAGE 081
 - KOWSTON TERRACE BOOK 07 PAGE 318
 - LAWSON SHORT PLAT BOOK 3 PAGE 177
 - SHORT PLAT BOOK 1 PAGE 674
 - FREDER SHORT PLAT BOOK 3 PAGE 627
 - DORSZYNSKO SURVEY BOOK 57 PAGE 74
 - DORSZYNSKO SURVEY BOOK 62 PAGE 140

- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - INDICATES CALCULATED POSITION

DEED REFERENCE:

GRANTOR: JEAN A. SMITH
GRANTEE: SORGBORG HOMES,
S080016
DATE: 7-29-2014

SCALE 1 INCH = 200 FEET

WREN VILLAGE

PRELIMINARY APPROVED AS GOSHAWK HOLLOW
SUBDIVISION A SUBDIVISION IN A PORTION
OF THE SW 1/4 OF THE NE 1/4
OF SECTION 18
T. 2 N., R. 2 E., W. M.,
CLARK COUNTY, WASHINGTON
SHEET 1 OF 3

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: _____ DATE _____
PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 96.17.020, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS _____
WREN VILLAGE
PLAT NO. _____ CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY MANAGER:

APPROVED AND ACCEPTED BY THE COUNTY MANAGER, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 20____

CLARK COUNTY MANAGER _____

CLARK COUNTY ENGINEER:

CLARK COUNTY ENGINEER _____ DATE _____

AUDITOR'S CERTIFICATE:

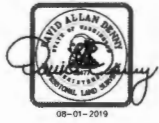
FILED FOR RECORD THIS _____ DAY OF _____, 20____
IN BOOK _____ OF PLATS, AT PAGE _____
AT THE REQUEST OF _____
AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Paul J. Glaser
PAUL J. GLASER, PROFESSIONAL SURVEYOR,
PLS NO. 36477
08-01-2019



MINISTER-GLAESER
SURVEYING, INC.
2200 E. EVERGREEN BLVD
VANCOUVER, WA 98061
(360) 694-3313

JOB NO. 18-292L
DATE: 8-20-18
CALC BY: DAD
DRAWN BY: AAG
CHECKED BY: DAD
FILE: 162323.ATL

BASED ON THE RECORDS OF THE CLARK COUNTY ARCHIVES, WASHINGTON STATE. A MONUMENT FOUND AT THE CORNER OF THE SECTION 18, T. 2 N., R. 2 E., W. M., CLARK COUNTY, WASHINGTON. THE MONUMENT WAS FOUND AND FIELD MONUMENTED AS SHOWN ON THIS SURVEY.

WREN VILLAGE

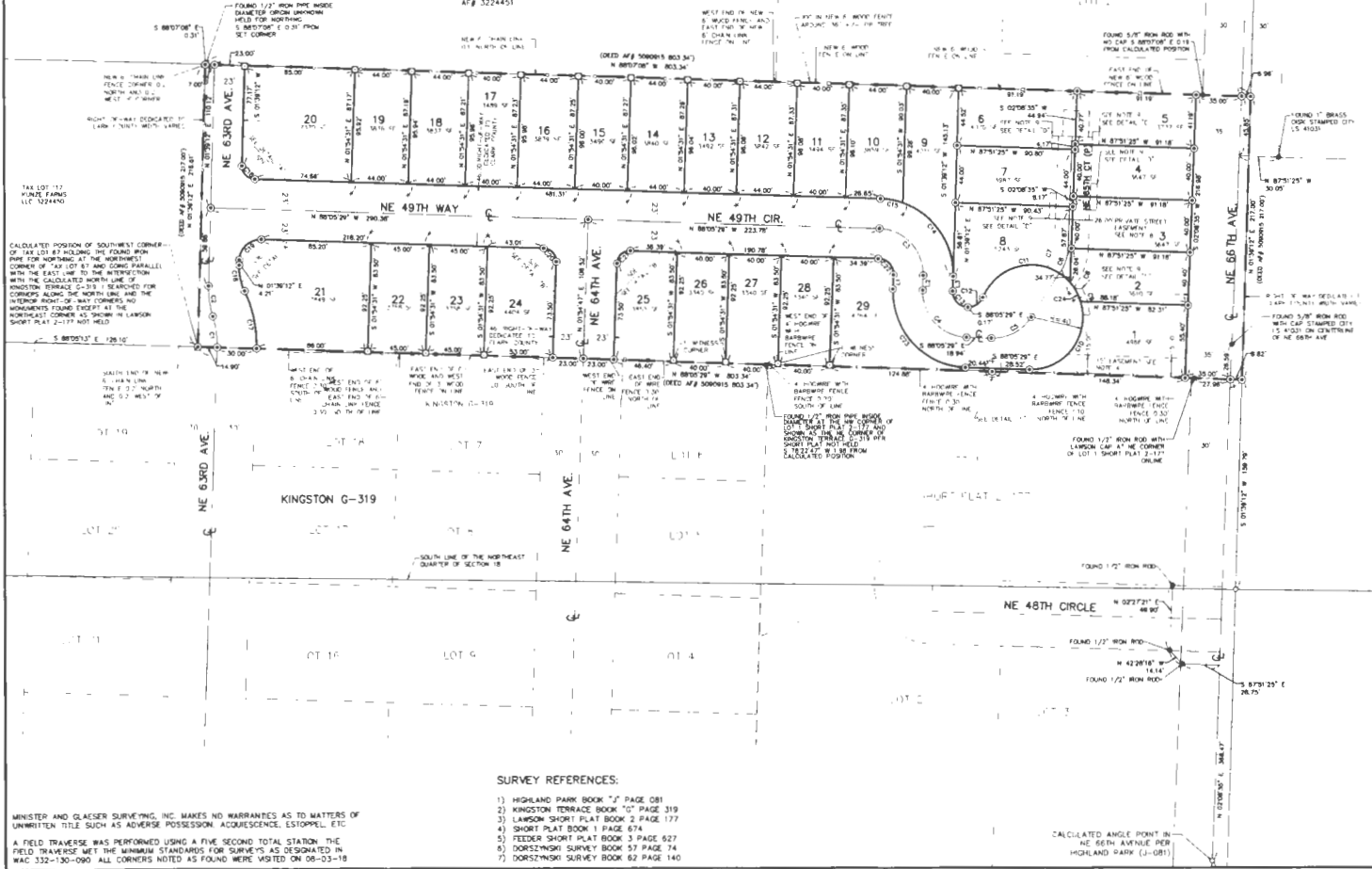
PRELIMINARY APPROVED AS GOSHAWK HOLLOW
SUBDIVISION A SUBDIVISION IN A PORTION
OF THE SW 1/4 OF THE NE 1/4
OF SECTION 18
T. 2 N., R. 2 E., W. M.,
CLARK COUNTY, WASHINGTON
SHEET 2 OF 3

LINE	BEARING	DISTANCE
L1	S 01°26'17" W	11.31'
L2	S 01°26'17" W	11.31'
L3	S 01°26'17" W	11.31'

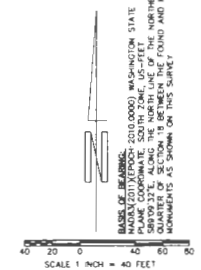
CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST
C1	70.00'	18°35'48"	23.84'	N 87°53'07" W	23.87'
C2	70.00'	18°36'14"	23.82'	S 08°00'50" E	23.51'
C3	35.00'	89°44'41"	54.82'	N 43°13'08" W	44.86'
C4	35.00'	89°44'41"	54.82'	S 43°13'08" E	44.86'
C5	35.00'	30°42'58"	15.11'	N 17°30'02" E	12.98'
C6	35.00'	30°42'58"	15.11'	N 17°30'02" E	12.98'
C7	35.00'	30°42'58"	15.11'	N 17°30'02" E	12.98'
C8	35.00'	30°42'58"	15.11'	N 17°30'02" E	12.98'
C9	45.00'	18°36'14"	23.82'	N 87°53'07" W	23.87'
C10	45.00'	18°36'14"	23.82'	S 08°00'50" E	23.51'
C11	45.00'	18°36'14"	23.82'	N 87°53'07" W	23.87'
C12	12.00'	89°44'41"	14.87'	N 43°13'08" W	13.72'
C13	12.00'	89°44'41"	14.87'	S 43°13'08" E	14.82'
C14	30.00'	17°26'10"	7.523'	S 54°32'53" W	66.44'
C15	30.00'	17°26'10"	7.523'	N 79°23'13" W	17.90'

CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST
C16	10.00'	89°44'41"	15.66'	S 43°13'08" E	14.11'
C17	96.30'	28°59'58"	45.26'	N 11°32'11" W	44.86'
C18	43.50'	28°59'58"	20.25'	S 11°32'11" E	20.07'
C19	18.00'	89°51'51"	22.26'	S 48°46'37" W	22.86'
C20	10.00'	30°50'18"	12.71'	N 43°58'21" W	14.14'
C21	10.00'	89°58'44"	15.71'	S 48°54'38" W	14.14'
C22	13.00'	89°44'41"	16.80'	N 43°13'08" W	16.83'
C23	36.00'	89°44'41"	60.80'	S 43°13'08" E	61.84'
C24	40.00'	24°21'40"	17.01'	N 29°35'21" W	16.89'
C25	43.50'	17°26'10"	13.26'	S 07°05'27" E	13.23'

TAX LOT 121
KUNZE FARMS LLC
AP# 3224451



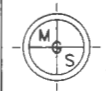
- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - ⊕ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED TO DENNY 35477. SFT
 - ⊙ INDICATES MONUMENT FOUND AS NOTED
 - ⊕ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED TO DENNY 35477. SFT
 - INDICATES CALCULATED POSITION
 - ⊕ INDICATES SQUARE FEET
 - ⊙ INDICATES SOUTH DISTANCE ENVELOPE
 - ⊕ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED TO DENNY 35477. SET AS 0.30' WITNESS CORNER UNLESS OTHERWISE NOTED
 - ⊙ INDICATES PRIVATE



- SURVEY REFERENCES:**
- 1) HIGHLAND PARK BOOK 12 PAGE 681
 - 2) KINGSTON TERRACE BOOK 10 PAGE 319
 - 3) LAWSON SHORT PLAT BOOK 2 PAGE 177
 - 4) SHORT PLAT BOOK 1 PAGE 674
 - 5) FEEDER SHORT PLAT BOOK 3 PAGE 627
 - 6) DORSZYSKI SURVEY BOOK 57 PAGE 74
 - 7) DORSZYSKI SURVEY BOOK 62 PAGE 140

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A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED. AS FOUND WERE VISITED ON 08-03-18



MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD
VANCOUVER, WA 98661
(360) 684-3313

JOB NO. 18-297
DATE: 05-20-19
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 1823PLAT1

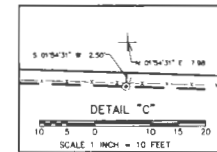
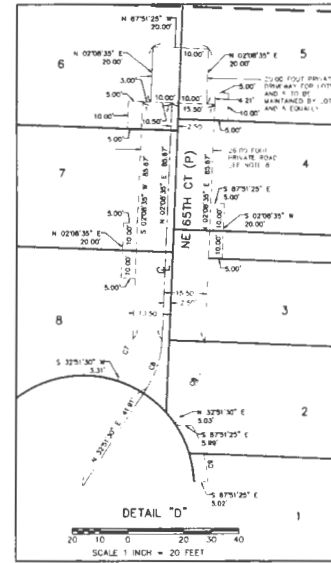
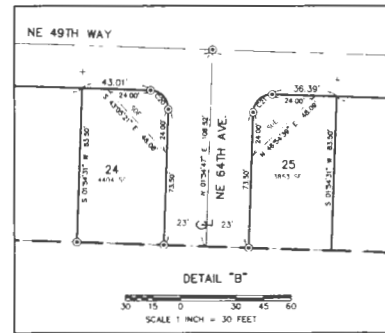
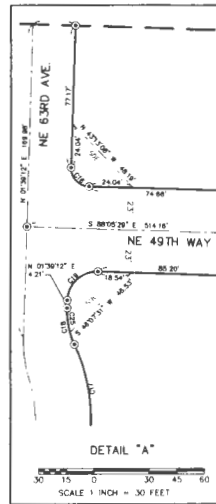
WREN VILLAGE

PRELIMINARY APPROVED AS GOSHAWK HOLLOW
SUBDIVISION A SUBDIVISION IN A PORTION
OF THE SW 1/4 OF THE NE 1/4
OF SECTION 18
T. 2 N., R. 2 E., W. M.,
CLARK COUNTY, WASHINGTON
SHEET 3 OF 3

LINE	BEARING	DISTANCE
L1	S 01°30'12" W	11.31'
L2	S 01°30'12" W	11.31'
L3	S 01°30'12" W	11.31'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST
C1	70.00'	182°30'42"	23.84'	N 07°51'07" W	23.83'
C2	70.00'	182°30'42"	23.84'	S 08°02'53" E	23.81'
C3	35.00'	88°14'41"	54.82'	N 43°13'08" W	48.38'
C4	35.00'	88°14'41"	54.82'	S 43°13'08" E	48.38'
C5	35.00'	59°03'01"	36.07'	N 62°33'01" E	34.50'
C6	35.00'	30°42'56"	18.76'	N 17°30'02" E	18.54'
C7	24.50'	30°42'56"	13.13'	N 17°30'02" E	12.86'
C8	50.50'	30°42'56"	27.07'	N 17°30'02" E	26.75'
C9	45.00'	24°56'46"	21.29'	N 19°40'19" W	21.01'
C10	40.00'	108°19'02"	76.15'	N 37°13'08" E	68.38'
C11	40.00'	118°04'08"	81.63'	S 26°51'44" W	87.81'
C12	12.00'	88°14'41"	14.81'	N 43°13'08" W	13.72'
C13	12.00'	88°14'41"	14.80'	S 43°13'08" E	13.83'
C14	58.00'	72°07'10"	73.23'	N 34°30'53" W	68.48'
C15	58.00'	175°4'31"	17.82'	N 79°23'13" W	17.55'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST
C16	10.00'	88°14'41"	15.84'	S 43°13'08" E	14.11'
C17	98.50'	26°53'58"	43.38'	N 11°33'11" W	44.84'
C18	43.50'	26°42'21"	20.25'	S 11°40'58" E	20.07'
C19	18.00'	80°15'18"	25.20'	S 48°46'52" W	22.68'
C20	10.00'	80°00'18"	15.71'	N 43°05'21" W	14.14'
C21	10.00'	88°38'44"	15.71'	S 48°54'38" W	14.14'
C22	12.00'	88°14'41"	18.80'	N 43°13'08" W	18.87'
C23	38.00'	88°14'41"	80.85'	S 43°13'08" E	81.84'
C24	40.00'	24°56'46"	17.07'	N 20°23'21" W	16.88'
C25	43.50'	17°08'17"	13.28'	S 07°00'23" E	13.22'



LEGEND:

- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D DENNY 35477". SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 35477" SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF WITNESS CORNER
- ☐ INDICATES SQUARE FEET
- ⊞ INDICATES SIGHT DISTANCE ENVELOPE
- (P) INDICATES PRIVATE

BASE OF BEARING: 2010.0000 WASHINGTON STATE
NAD83 (2011 EPOCH) DATUM - UTM ZONE 18Q
CURVE CALCULATED ALONG THE NORTH EAST
QUARTER OF SECTION 18 BETWEEN THE FOUND AND FIELD
BENCHMARKS AS SHOWN ON THIS SURVEY



08-01-2019

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A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-03-18

SURVEY REFERENCES:

- 1) HIGHLAND PARK BOOK "J" PAGE 081
- 2) KINGSTON TERRACE BOOK "O" PAGE 319
- 3) LAWSON SHORT PLAT BOOK 2 PAGE 177
- 4) SHORT PLAT BOOK 1 PAGE 674
- 5) FEEDER SHORT PLAT BOOK 3 PAGE 827
- 6) DORSZYNSKI SURVEY BOOK 57 PAGE 74
- 7) DORSZYNSKI SURVEY BOOK 62 PAGE 140

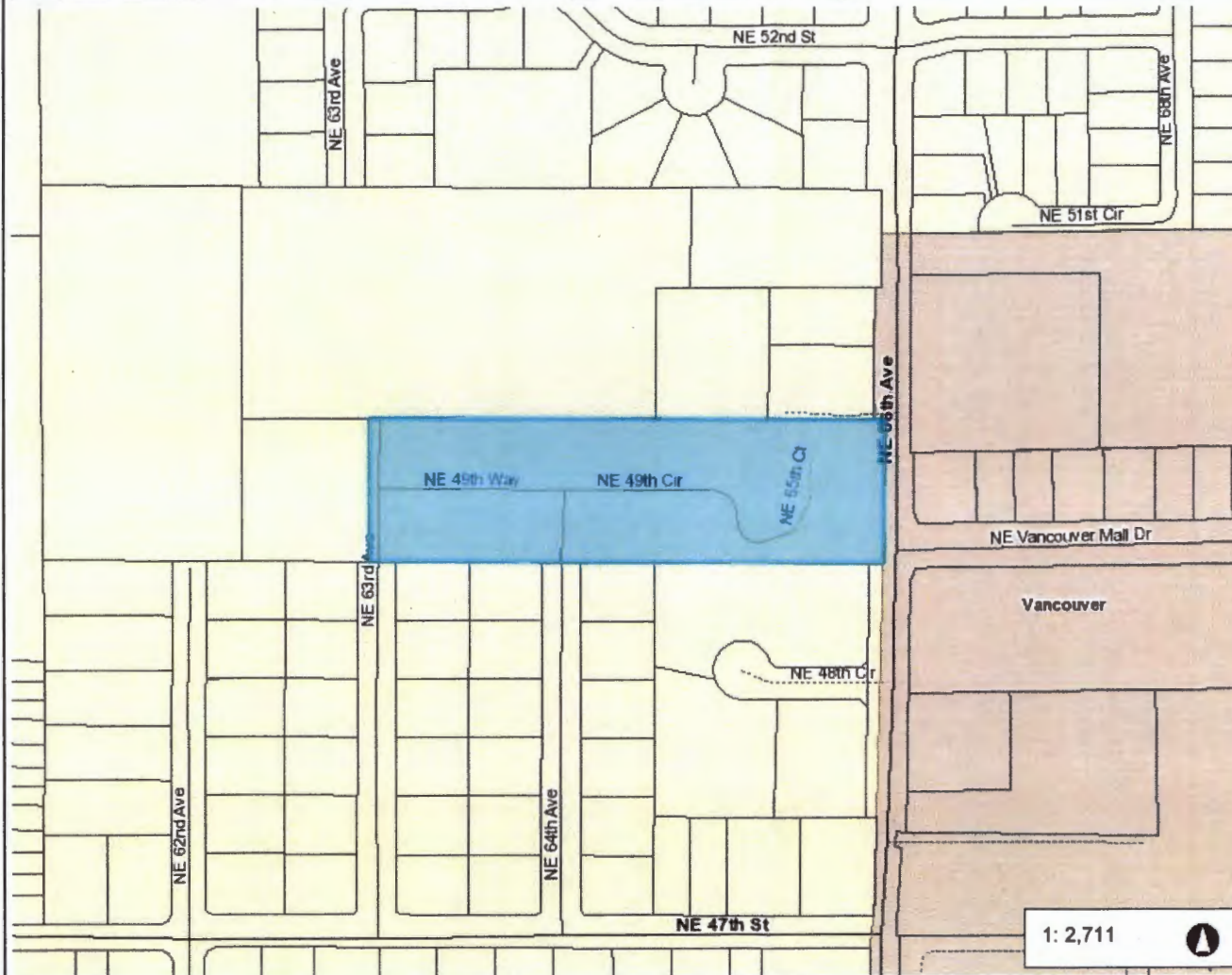


MINISTER-GLAESER
SURVEYING, INC.
2200 E. EVERGREEN BLVD
VANCOUVER, WA 98661
(360) 694-3313

JOB NO: 18-292
DATE: 05-20-19
CALC BY: DAD
DRAWN BY: DAD
CHECKED BY: DAD
FILE: 18292PLAT1



WREN VILLAGE SUBDIVISION



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1: 2,711

451.9 0 225.95 451.9 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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